

Kei te hoko atu koe i tō papanoho?

Te Aratohu Whakaaetanga Whakarite
Hoko Papanoho o Aotearoa

REA
REAL ESTATE AUTHORITY
TE MANA PAPAWHENUA





Ka whakamārama tēnei aratohu...

he aha te whakaaetanga whakarite

he aha ngā kōrero me mātua whākī te mātanga hoko papawhenua ki a koe i mua i te waitohu i te whakaaetanga whakarite

he aha ngā kōrero kei roto i te whakaaetanga whakarite

ka aha mēnā he raruraru

me haere ki hea ki te rapu mōhiohio

Me haere ki hea rapu mōhiohio ai

E wātea ana tēnei aratohu i ētahi atu reo. Ka āhei koe ki tētahi kape reo Māori o tēnei aratohu i rea.govt.nz me settled.govt.nz.

E wātea ana hoki Te Aratohu Whakaaetanga Hoko Papanoho o Aotearoa i settled.govt.nz. Ka tukua e te aratohu nei ētahi kōrero anō mō te whakaaetanga ka waitohua e koe me te tangata ka hoko mai i tō papanoho.

E pai ana ki a mātou kia whakahoki kōrero koutou mō tēnei tānga.

I te tika katoa ngā kōrero i tēnei aratohu i te wā o te tānga. Engari ka panonitia ngā whakaritenga i take mai ai ēnei mōhiohio i ētahi wā. E wātea ana ngā mōhiohio ā mohoa noa nei i rea.govt.nz.

Ngā mea me mātua mōhio koe mō ngā whakaaetanga whakarite

- Ka herea koutou ko te kaihoko atu, ko te tari hokohoko papanoho e te whakaaetanga whakarite
- He rerekē ngā tikanga o ngā whakaaetanga a te tari takitahi me te whakaaetanga whānui
- Ka taea e koe te whiriwhiri he aha ka noho ki te whakaaetanga whakarite, mai i te wātaka, te nui o te tiringa tae atu ki ngā utu ka wahaina e koe
- Me manatoko tō mātanga hoko papanoho i tō tuakiri, e tutuki ai ngā haepapatanga o te ture whakakore whānako moni hou o Aotearoa.
- Me pānui, ā, me mārama hoki koe ki te whakaaetanga whakarite i mua i te waitohutanga.
- Me rapu tohutohu ā-ture hoki koe i mua i te waitohutanga.
- E wātea ana te whakaaetanga whakarite i te reo Ingarihi anake. Ka hiahia pea koe ki te āwhinatanga whakawhiti mehemea ehara te reo Ingarihi i tō reo matua.
- Me mātua whiwhi koe i tētahi kape o te whakaaetanga whakarite kua waitohutia i roto i te 48 hōra i muri mai i te waitohutanga.

He aha te whakaaetanga whakarite

Ka tuku te whakaaetanga whakarite i te mana ki te tari hoko papanoho ki te whakatairanga i tō papanoho kia hokona. Ka whakatakoto te whakaaetanga i ngā tikanga me ngā herenga katoa o tō kirimana, pēnei i ngā mahi ka oti i te mātanga hoko papanoho māhau, ā, me te rahi o te utu. Ki te hiahia whakamahi koe i tētahi tari hoko papanoho ki te hoko atu i tō papanoho, me mātua waitohu koe i tētahi whakaaetanga whakarite ki a rātou i te tuatahi. Ka kīia tēnei ko te whakarārangi i tō papanoho.

Ahako mā te mātanga koe e āwhina ki te haina, ka noho kē tō kirimana i waenga i a kōrua ko te tari hoko papanoho e mahi nei te mātanga. Kei te āhua o ngā herenga o te whakaaetanga whakarite, kia oti i a koe te whakarārangi tō papanoho, ka āhei ngā mātanga katoa o te tari hoko papanoho te āwhina i a koe ki te hoko atu. Me mātua mahara ake ko ngā mātanga katoa a te tari hoko papanoho, e mahi ana māhau - ahako ka rapu rātou i ā rātou ake kaihoko mai.

Me tirotiro...

I te tuatahi, tirohia mēnā kua raihanatia tō mātanga hoko papanoho. Haere ki te rēhita tūmatanui i [rea.govt.nz](https://www.rea.govt.nz) ki te tirotiro i ōna taipitopito, ā, ki te titiro mēnā he amuamu anō mōna i ngā tau e toru kua hipa.

Ki te mahi koe me tētahi tangata raihana kore, ka uaua ake te rapu āwhina mēnā he raruraru, ā, ka kore hok e āhei ki ngā āwhinatanga katoa a Te Mana Papawhenua.



He aha ngā kōrero kei roto i te whakaaetanga whakarite a te tari

Ka rerekē pea te takoto me ngā kōrero o roto i ngā whakaaetanga whakarite mai i tētahi tari ki tētahi tari, engari me mātua noho ēnei mea e whai ake nei ki te whakaaetanga.

Ngā taipitopito o te papanoho e hokona ana

- Te wāhi noho
- Ngā rawa ka hokona me te papanoho, pēnei i ngā pūrere mā, ngā ārai matapihi rānei.
- Ngā kōrero mō tō papanoho, pēnei i te rahi o te whenua, te nui o ngā rūma me ngā rūma horoi.

Ngā mōhiohia me mātua tuku ki te kaihoko mai

- Mēnā he wāhanga anō o te whare kāore i whakaaetia te whakatū, i whiwhi rānei i te tiwhikete tautuku.
- Mēnā he rawa tōrōkiri o te papanoho pēnei i te tēpoko, te paipa Dux Quest rānei.
- Mēnā he hanganga pātata e whakamaheretia ana ka pā ki te papanoho.

Me whakaū koe he tika ngā kōrero katoa ka tukuna e koe ki te mātanga hoko papanoho. Ki te kore, ka hāmenetia koe ki te kōti.

Ngā kōrero mō te tari hoko papanoho hoki

- Tō ingoa, tō wāhi noho me ētahi atu taipitopito whakapā. (Me manatoko tō mātanga hoko papanoho i tō tuakiri, e tutuki ai ngā haepapatanga o te ture Anti-Money Laundering me te ture Countering Financing of Terrorism Act 2009.)
- Te ingoa me ngā taipitopito whakapā o tō rōia, o tō kaiwhakawhiti taitara rānei.

Me mātua whāki koe i ngā kōrero katoa e mōhio ana koe mō te papanoho ki te mātanga hoko papanoho. Me whāki hoki te mātanga hoko papanoho i ngā takarepa e mōhiohia ana o te papanoho ki te tūpono kaihoko mai. E kore e taea e koe te mātanga hoko papanoho te tohutohu kia pupuri kōrero mō te papanoho. Ka āhei te mātanga hoko papanoho te whakakore te whakaaetanga whakarite ki te tohutohu koe i a ia kia kaua e whāki i ngā takarepa e mōhiohia ana.

- Te ingoa o te mātanga hoko papanoho e noho haepapa ana ki te whakatairanga me te hoko atu i tō papanoho.
- Te ingoa me te wāhi noho o te kaikawe hoko papanoho.

Kei a wai te mana ki te hoko atu i te papanoho?

Mēnā kāore i a koe anake te te papanoho, me waitohu te hunga katoa nō rātou te papanoho i te whakaaetanga kaikawe, me taunaki rānei i tō mana ki te waitohu mō te katoa.

Te whakaae kua whiwhi koe tētahi kape o tēnei aratohu

E herea ana te mātanga hoko papanoho e te ture ki te tuku i tētahi kape o tēnei aratohu ki a koe i mua o tō waitohutanga o te whakaaetanga whakarite. Me rapu hoki rātou i tō whakaaetanga ā-tuhi kua whiwhi koe i tētahi kape.

Ngā kōrero o te mana ka tukua e koe ki te tari hokohoko papanoho

Ka tohua e te whakaaetanga whakarite tō tari hokohoko papanoho, ā, ka whakatakoto i te mana ka tukua e koe ki a rātou. Hei tauira:

- te whakatairanga i te hokonga o tō papanoho me tōna utu, i runga i te tukanga, me ngā herenga i whakaaetia e koe
- te whakarite tiro-tiro i tō papanoho e ngā tūpono kaihoko mai
- te whiwhi i te monikuhu mōu
- te tango i tāna tiringa mai i te monikuhu.

Te momo o te whakaaetanga whakarite a te tari, me te roa o te whakaaetanga

Ka kī hoki te whakaaetanga whakarite mēnā he whakaaetanga mō te tari takitahi, he whakaaetanga whānui rānei, āhea ka timata, āhea ka mutu, ā, me pēhea te whakamutu. Kei a kōrua ko te tari hoko papanoho te tikanga ka pēhea te roa o te whakaaetanga.

Me tuku te mātanga hoko papanoho ki a koe tētahi kape o te whakaaetanga whakarite kua waitohutia i roto i te 48 hāora i muri mai i te waitohutanga.

He rerekē te whakaaetanga tari takitahi me te whakaaetanga whānui

Ka tukua e te whakaaetanga tari takitahi te mana motuhake ki te tari hoko papanoho takitahi ki te whakatairanga ki te hoko anō hoki i tō papanoho.

Ka tukua e te whakaaetanga kaikawe whānui te mana ki ngā tari hoko papanoho maha ki te whakatairanga i tō papanoho. Ka waitohu koe i tētahi whakaaetanga kē atu ki ia tari hoko papanoho engari me utu tiringa koe ki te tari kotahi. Me whāki atu ngā tari hoko papanoho mēnā ka haepapa koe ki te utu i ngā tiringa e rua.

Ki te waitohu koe i tētahi whakaaetanga tari takitahi, arā ētahi āhuatanga me mātua mōhio koe:

- Kia kaua koe e waitohu i tētahi whakaaetanga tari anō ki tētahi atu. Ki te pērā, ka mate pea koe ki te utu i ngā tari e rua ki te tiringa i te wā ka hokona tō papanoho.
- Ki te hoko tūmataiti koe i te papanoho, ā, e mana ana tētahi whakaaetanga tari i taua wā rā, me utu tonu koe i te tiringa ki te tari hoko papanoho.
- Ka taea e koe, e te kaikawe hoko papanoho rānei te whakakore te whakaaetanga i muri mai i te 90 rā, ahakoa roa ake te whakaaetanga tari takitahi. Me whakakore ā-tuhi te whakaaetanga tari takitahi.
- I ētahi wā, ina whakakorehia te whakaaetanga tari takitahi, ka huri te whakaaetanga tari whānui hei whakaaetanga whānui kē. Me mātua whakakore hoki koe i tēnei ki te kore koe e hiahia ki te mahi tonu me te tari hoko papanoho.

Ka āhei koe te pātai, te rapu tohutohu motuhake, te kōrero ki ētahi atu mātanga hoko papanoho, ā, te whiriwhiri anō hoki he aha kei roto i te whakaaetanga tari. Ka āhei anō koe te whiriwhiri wātaka, ngā tiringa, ngā utunga, ngā ratonga rānei. Me āta whakarite e pai ana kōrua ko tō rōia mō te whakaaetanga i mua i te waitohutanga.

Ngā taipitopito o ngā monihoki, ngā hekenga utu, ngā tiringa rānei ka riro i te mātanga hoko papanoho

Ki te whiwhi hekenga utu, monihoki, tiringa rānei te mātanga hoko papanoho mō āna mahi māu, ā, ko koe kei te utu, me whāki ia ki a koe. Hei tauira, ka whiwhi hekenga utu pea te mātanga hoko papanoho mō te whakatairanga i tō papanoho ki te niupepa.

Kaua e utu tiringa e rua

I whakaurua e te REA ētahi wāhanga kirimana aro whānui hei tiaki i a koe mō te utu tiringa. Ka tiaki ēnei wāhanga aro whānui i whakaaetia e te REA mā te:

- whakaiti i te tūpono utunga o ngā tiringa e rua ki ngā kaikawe e rua
- te āta tautuhi i te paunga o te whakaaetanga tari, ā, āhea anō hoki utua ai te tiringa.

Kāore ngā tari katoa e whiriwhiri ki te whakamahi i ēnei wāhanga aro whānui a te REA. E akiaki ana mātou kia mahi tahi koe ki ngā kaikawe ka whakamahi i aua wāhanga aro whānui. Me kōrero ki tō mātanga hoko papanoho mō ēnei wāhanga kirimana ka waitohu ai.

Te whakakore i te whakaaetanga kaikawe

He uaua pea te whakakore i te whakaaetanga kaikawe kua oti te waitohu, nō reira me āta whakaaro i mua i tō waitohutanga ake. Ki te huri ō mahara i muri tata iho i te waitohutanga, ka āhei koe te whakakore i te whakaaetanga i te 5pm o te rā mahi tuatahi i muri mai i te whiwhinga ōu i te kape o te whakaaetanga. Me whakakore ā-tuhi, hei tauira, mā te reta, mā te imēra rānei.

Mēnā i waitohu koe i tētahi whakaaetanga tari i muri i te pātōtōtanga a te mātanga hoko papanoho ki tō kūaha, ā, ka huri ō whakaaro, e rima ngā rā mahi ki a koe ki te whakakore i te whakaaetanga.

Mēnā ka whiriwhiri koe ki te whakakore i tō whakaaetanga tari, kātahi ka whakarārangi wawe ki tētahi tari hoko papanoho anō, me kōrero koe ki tō rōia mō ngā tiringa me utu koe ki te tari hoko papanoho tuatahi.

Ngā mea me mōhio koe i mua i tō waitohu i tētahi whakaaetanga tari

Te tuhinga whakatau tata o te utu hoko

Koinei te whakatau tata pai rawa a te mātanga hoko papanoho o te utu e manako ana ia mō te hokonga atu o tō papanoho, mai i te hokonga o ngā papanoho ōrite ki tōu i tō takiwā. E kīia ana tēnei he tātaritanga, he tātaritanga māketete o te wā rānei.

He pēhea te hoko i tō papanoho

Me whakatakoto te mātanga hoko papanoho i te huarahi pai rawa e hoko atu ai i tō whare, hei tauira, mā te utu kua whakatairangatia, te utu tāpae, te hoko kairapu, te hoko wā kati rānei. Māna e whakatakoto ki te whakaaetanga tari tō whakaaetanga ki te momo huarahi hoko, me ngā momo whakatairanga hoki i whakaaetia e koe māna anō.

Ka tae atu te whakaaetanga tari te utu whakarārangi o tō papanoho, mēnā koinā te momo huarahi hoko, engari kāore e pērā mēnā he tikanga kē atu.

Te tiringa kia utua e koe

Me whāki rātou ki a koe te nui o te tiringa kia utua e koe ki a rātou, hei āhea utua ai, ā, he pēhea hoki te tātai i tēnei utunga. He rerekē ngā tiringa mai i tētahi tari, ki tētahi tari, nā reira me whakatairite koe i ngā tari kē atu, ka whiriwhiri rānei ki te tari hoko papanoho pai rawa ki a koe. Me mātua whakamārama te mātanga hoko papanoho i te tātaitanga o te tiringa, me whakatau tata anō hoki

e hia kē ngā tāra ka utua e koe mēnā ka hokona atu tō papanoho mō te whakatau tata utu hoko. Ko te tikanga, ka tangohia e te tari hoko papanoho tāna tiringa i te monikuhu, kia herekore rā anō tō whakaaetanga hokohoko.

He aha ngā utu ka utua e koe

Ko tōna tikanga, he utu tāpiri mō te whakatairanga i te papanoho, engari ehara i te mea me utu koe ki te kore koe e pīrangī. Ka āhei koe te whiriwhiri i tēnei utu.

Me pātai he aha ngā whakatairanga ka tuku kore utu mai te tari hoko papanoho, hei tauira, ka whakatairanga rātou i tō papanoho ki tō rātou tari, ki tō rātou pae tukutuku rānei.

Me whakaaro koe i te utu o ngā whakatairanga tāpiri, me te hua ka puta mai. Me tuku e te tari hoko papanoho tētahi mahere whakatairanga, e whakamārama ana he aha ngā utu ka wahaina e koe, āhea anō hoki koe ka utu. Kia mahara ake, me utu tonu koe i ngā whakatairanga tāpiri ahakoa kāore e hokona atu tō papanoho.

Kia pau te whakaaetanga tari

Ina ka mutu te whakaaetanga tari, kua kore e mana te mātanga hoko papanoho me te tari hoko papanoho ki te mahi mōu. Me whakarite te kaikawe i tētahi rā, wātaka rānei mai i te wā i waitohua te whakaaetanga, ki te rā e pau ai te whakaaetanga. Ka whakatakoto hoki te whakaaetanga i ngā āhuetanga me utu tiringa koe i muri mai i te paunga o te whakaaetanga.

Kia mahara ake...

Kia mahara ake, e mahi ana te mātanga hoko papanoho me ōna hoa mai i taua tari anō hoki māu, ā, kei te utu koe i a rātou mō ā rātou mahi. Me rata koe ki te huarahi e whai ana rātou ka waitohu ai i tētahi whakaaetanga tari me rātou. Mēnā e rangirua ana koe ki ētahi tikanga i te whakaaetanga tari, me kōrero koe ki te roia.

E pupuri raihana ana ngā mātanga hoko papanoho katoa i Aotearoa ki te hoko papanoho. Mā kōna e āheia e REA te whakatau me te hāpai i ngā whanonga ngaio teitei e manakohia ana mai i ngā mātanga hoko papanoho, i runga anō ngā ture, ngā taumata ngaio me ngā aratohu. Me ū ngā mātanga hoko papanoho ki tētahi Tauākī Whanonga me te uru ki te whakangungu whanaketanga ngaio e pupuri raihana tonu ai.

Ka aha mēnā he raruraru

Ki te raruraru, me kōrero ki te mātanga hoko papanoho i te tuatahi, ki tōna kaiwhakahaere rānei. Me noho ki ngā tari katoa ngā tukanga mō te whakatau amuamu.

Ki te kore e taea e koe te raru te whakatau me te mātanga hoko papanoho, kāore rānei e pai ki a koe te kōrero ki a rātou, ka āhei koe te whakapā atu ki Te Mana Papawhenua (REA). He huarahi e wātea ana ki a mātou hei āwhinai a koe mēnā e pā atu ana tō amuamu ki te mātanga hoko papanoho. Hei tauira, ka āwhina mātou i a kōrua ko te

mātanga hoko papanoho ki te whakatau i te raru, me te whakamahara anō hoki i a rātou ki a rātou kawenga i raro i te ture Real Estate Agents Act 2008. Ina whakapā mai koe ki a mātou, ka mahi mātou ki a koe ki te whakatau i te huarahi pai.

Waea mai ki a mātou i **0800 367 7322**, imēra mai rānei ki **info@rea.govt.nz** toro mai ā-tuihono rānei ki **rea.govt.nz**

Mō settled.govt.nz



Mā settled.govt.nz koe e ārahi ki te hokohoko whare.

He whakatau ā-pūtea nui rawa te hokohoko i tō whare. He tukanga whīwhiwhi, ā, i ētahi wā he taumaha anō hoki me te pānga nui ki ngā kare ā-roto, ki ngā pūtea anō hoki mēnā ka raruraru ngā whakahaere.

Ka tukua e **settled.govt.nz** ngā mōhiohio motuhake katoa me te ārahitanga mā ngā kaihokohoko papanoho. Ka whiwhi mōhiohio koe mō ngā mōrearea me te pānga ki a koe, me ētahi kōrero āwhina e kauparetia ai ētahi o ngā raru nui.

Mā **settled.govt.nz** e āwhina ki te whakamōhiome te ārahi i a koe mā roto i te tukanga mai i te wā e whakaaro ana koe ki te hoko, tae rawa ki te hūnukutanga ki roto, ki waho rānei. Ka kitea e koe ētahi mōhiohio, rārangi tiro-tiro, panga, ataata me ngā taputapu whaihua. Mai i te māramatanga ki ngā LIM, ki ngā whakaaetanga hokohoko, ā, tae atu ki te wā whakapā ki tētahi rōia, mā **settled.govt.nz** e whakamārama i ngā kōrero hei mōhiohio māu.

Nā Te Mana Papawhenua (REA) a **settled.govt.nz**.

Mō ētahi atu kōrero

Mō ētahi atu kōrero mō te hoko whare, haere ki **settled.govt.nz**, imēra rānei ki **info@settled.govt.nz**



Mō Te Mana Papawhenua (REA)

He hinonga kāwanatanga motuhake Te Mana Papawhenua (REA) e whakariterite nei i te kapa ngaiotanga hokohoko papawhenua.

Ko te whakatairanga, ko te tiaki ano hoki i ngā kiritaki e hokohoko papawhenua ana tō mātou aronga, tae atu hoki ki te whakatairanga i te whakamanawatanga o te hapori whānui ki ngā mahi hokohoko papawhenua i Aotearoa.

Ā mātou mahi

Ko tā mātou mahi he whakatairanga i te kounga rawa o te whanonga i te ahumahi hokohoko papawhenua me te tiaki anō hoki i ngā kaihoko mai, kaihoko atu hoki i te kino.

- Ka tuku mātou i ngā mōhiohio motuhake ki te hunga hokohoko papanoho i tō mātou pae tukutuku settled.govt.nz.
- Ka tuku kupu tohutohu mātou ki ngā mātanga hoko papanoho me te whakahaere i te tukanga amuamu.
- Ka tuku raihana mātou ki ngā tāngata me ngā kamupene e mahi ana i te ahumahi hoko papawhenua.

- Kei a mātou te Tauākī Whanonga e whakatakoto ana i ngā taumata ngaio mō ngā mātanga hoko papawhenua.
- Kei a mātou te rēhita tūmatanui, kei reira ngā mātanga hoko papawhenua me ngā kōrero mō ngā mahi whakatikatika o ngā tau e toru kua hipa.

He hinonga Karauna Te Mana Papawhenua, otirā he mea whakatū e te ture Real Estate Agents Act 2008. Ko Te Mana Papawhenua te ingoa whakahaere o te rōpū Real Estate Agents Authority.

Mō ētahi kōrero anō

Mō ētahi kōrero anō mō REA, haere ki rea.govt.nz, waea mai ki **0800 367 7322**, imēra rānei ki info@rea.govt.nz

